

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4105		SYMMES CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FHF 1 ARLINGTON 360 LLC

Owner 2:

Owner 3:

Street 1: 4105 SYMMES CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ARLINGTON 360 LLC -

Owner 2: -

Street 1: 1420 SPRING HILL RD SUITE 420

Twn/City: MCLEAN

St/Prov: VA Cntry:

Postal: 22102

NARRATIVE DESCRIPTION

This parcel contains 704,319 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Hi Rise Building built about 2013, having primarily Brick Exterior and 100444 Square Feet, with 80 Units, 80 Baths, 0 3/4 Bath, 73 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	MU	MULTI USE		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
112	Apts. 8 Plus		704319		Sq. Ft.	Site
112	Apts. 8 Plus		164		No. of Un	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	704319.000	30,552,700	297,900	11,726,000	42,576,600
Total Card	16.169	30,552,700	297,900	11,726,000	42,576,600
Total Parcel	16.169	70,052,900	297,900	11,726,000	82,076,800
Source:	Market Adj Cost	Total Value per SQ Unit /Card:	423.88	/Parcel:	392.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	66,881,600	297900	704,319.	10,660,000	77,839,500	77,839,500	Year End Roll	12/18/2019
2019	112	FV	56,657,300	307500	704,319.	10,660,000	67,624,800	67,624,800	Year End Roll	1/3/2019
2018	112	FV	56,657,300	307500	704,319.	10,660,000	67,624,800	67,624,800	Year End Roll	12/20/2017
2017	112	FV	55,091,000	307500	704,319.	8,364,000	63,762,500	63,762,500	Year End Roll	1/3/2017
2016	112	FV	54,621,900	307500	704,319.	8,364,000	63,293,400	63,293,400	Year End	1/4/2016
2015	112	FV	65,159,000	291600	704,319.	9,504,000	74,954,600	74,954,600	Year End Roll	12/11/2014
2014	112	FV	46,550,400	291600	704,319.	9,504,000	56,346,000	56,346,000	Year End Roll	12/16/2013
2013	112	FV		291600	699,977.	8,059,500	8,351,100	8,351,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON 360 L	65951-89		8/21/2015		70,600,000	No	No		
SYMMES REDEVELO	57988-297		12/1/2011	Forclosure	5,200,000	No	No		
TOWN OF ARLINGT	49715-276		7/2/2007	Portion-Asst	7,769,326	No	No		
	3015-121		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2019	269-256	Inter Fi	204,276	O				
2/12/2019	249 - 245	Inter Fi	31,400	C				
7/2/2013	1004	Manual	32,000	O				
5/14/2013	685	Ingr. Po	69,000	C				
9/29/2008	1199	Manual	90,000			G10	GR FY10	install wireless c
2/22/2008	145	Demoliti	148,360					demo of nurses bui
2/6/2008	107	Sign	2,890					
11/6/2007	1026	Manual	75,000					construct temp com
5/29/2002	428	Alterati	30,000	C				RENOVATE OFFICES 3

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	Left Notice	HS	Hanne S
1/30/2018	Mail Update	EMK	Ellen K
3/6/2017	I & E Return	MM	Mary M
2/25/2014	Info Fm Prmt	EMK	Ellen K
7/11/2013	Inspected	JBS	JOHN S
7/11/2013	Inspected	BR	B Rossignol
6/5/2013	Info Fm Prmt	EMK	Ellen K
4/2/2009	Meas/Inspect	201	PATRIOT
6/12/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ /



USER DEFINED

Prior Id # 1: 313700

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

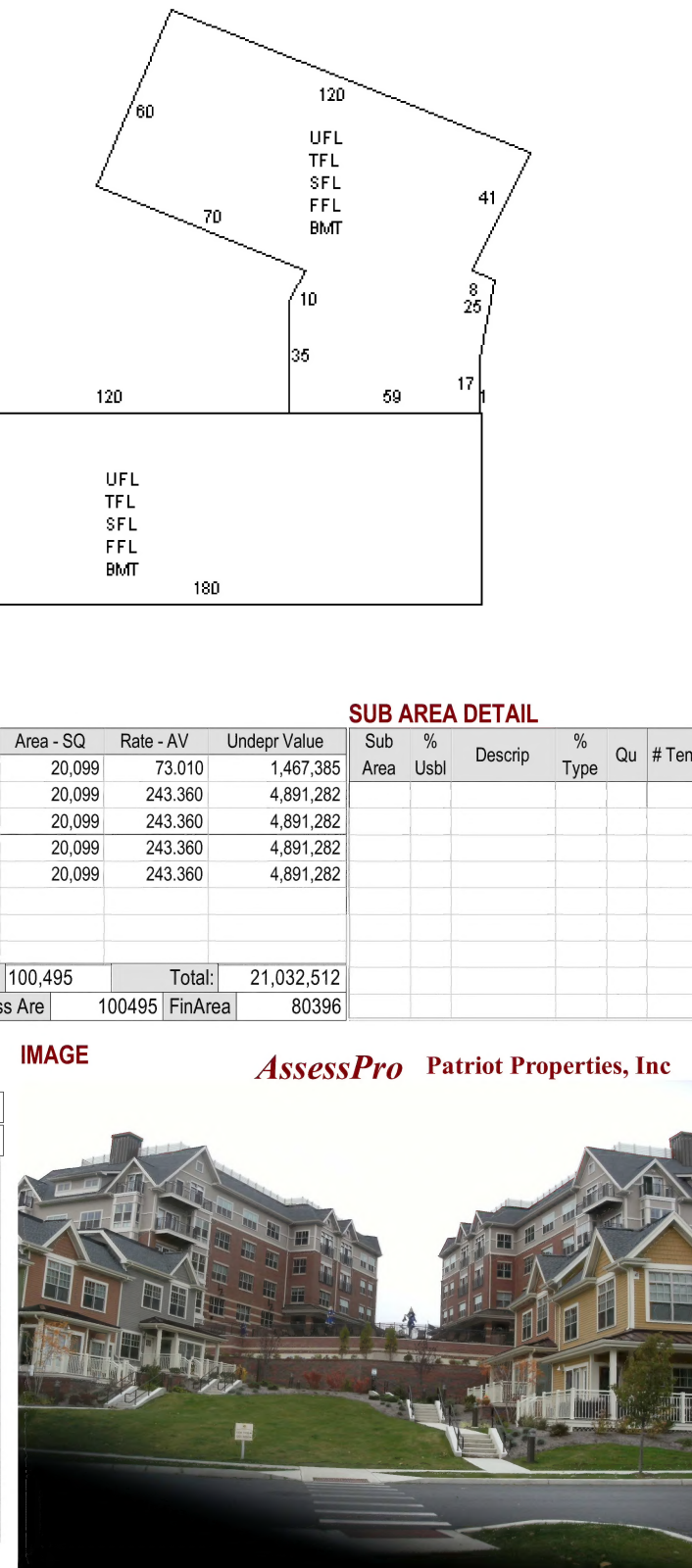
LandReason:

BldReason:

CivilDistrict:

Ratio:







A large, multi-story brick and stone apartment building with multiple balconies and a curved driveway in the foreground. The building features a mix of red brick and light-colored stone or concrete accents. It has several gabled roof sections with dormer windows. The balconies are enclosed with dark metal railings. In the foreground, there is a curved asphalt driveway and a grassy area with a low stone wall. A few small trees and shrubs are planted along the base of the building.

